

011.A

0001

0507.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

328,300 / 328,300

USE VALUE:

328,300 / 328,300

ASSESSED:

328,300 / 328,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 507

Owner 1: BRENTWOOD REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

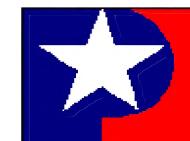
Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	328,300			328,300		149556
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17



Patriot
Properties Inc.

!1138!

Prior Id # 1:	149556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/10/20 16:48:35
Prior Id # 2:	
Prior Id # 3:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	319,100	0	.	.	319,100	319,100	Year End Roll	12/18/2019
2019	102	FV	269,800	0	.	.	269,800	269,800	Year End Roll	1/3/2019
2018	102	FV	223,700	0	.	.	223,700	223,700	Year End Roll	12/20/2017
2017	102	FV	208,300	0	.	.	208,300	208,300	Year End Roll	1/3/2017
2016	102	FV	208,300	0	.	.	208,300	208,300	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	490	Redo Kit	4,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
6/3/2015	Info Fm Prmt	PC	PHIL C
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.											
Sty Ht: 5	- 5 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 2	- Steel			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Good														
Color: BRICK				A Kits:	Rating:														
View / Desir: N	- NONE			Frpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1971	Eff Yr Blt:			Location: S	- Side														
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G16	Fact: .			Floor: 5	- 5th Floor														
Const Mod:				% Own: 0.903699994															
Lump Sum Adj:				Name: 16	- 6031														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV	- Average			28.	%	Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wall: 2	- Plaster			Functional:					%	Interior:				1	3	1	0		
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 4	- Carpet			Override:					%	Baths:									
Sec Floors:				Total:	28.8				%	Plumbing:									
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				Totals							
Subfloor:				Basic \$ / SQ: 320.00				Rate				Exterior:				1	3	1	
Bsmnt Gar:				Size Adj.: 1.33798885				Parcel ID				Interior:							
Electric: 3	- Typical			Const Adj.: 1.00909925				Typ				Additions:							
Insulation: 2	- Typical			Adj \$ / SQ: 432.052				Date				Kitchen:							
Int vs Ext: S				Other Features: 34751				Sale Price				Baths:							
Heat Fuel: 3	- Electric			Grade Factor: 1.00								Plumbing:							
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003								Electric:							
# Heat Sys: 1				NBHD Mod:								Heating:							
% Heated: 100				LUC Factor: 1.00								General:							
Solar HW: NO				Adj Total: 461094															
% Com Wall				Depreciation: 132795															
				Depreciated Total: 328299															
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 011.A-0001-0507.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:							